

ZONING AND BUILDING AGENDA

APRIL 3, 2003

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:

- 258578 DOCKET #7385 - ARTHUR BIENEMAN, JR., Owner, Application: Variation to reduce left interior side yard setback from the minimum required 10 feet to 4.5 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on the west side of Bellwood Avenue, approximately 216 feet north of Schubert Avenue in Leyden Township. **RECOMMENDATION: That variation application be granted.**
- 258579 DOCKET #7398 - PIOTR WOJTOWICZ, Owner, Application: Variation to increase height of fence in the required front yard from the maximum allowed 3 feet to 5.4 feet and to increase height of fence in the required rear yard from maximum allowed 6 feet to 6.4 feet in the R-5 Single Family Residence District. The subject property consists of approximately 0.09 of an acre, located on the west side of Long Avenue, approximately 197 feet south of 50th Street in Stickney Township. **RECOMMENDATION: That variation application be granted.**
- 258580 DOCKET #7409 - C. EAKINS, Owner, Application: Variation to increase height of iron fence in the front yard from the maximum allowed 3 feet to 6 feet (existing) in the R-4 Single Family Residence District. The subject property consists of approximately 0.31 of an acre, located on the east side of 114th Avenue, approximately 99 feet north of 157th Street in Orland Township. **RECOMMENDATION: That variation application be granted.**
- 258581 DOCKET #7399 - EDWARD & JENNIFER WEISENRITTER, Owners Application: Variation to reduce corner side yard setback from the minimum required 15 feet to 11 feet 7-1/2 inches and to reduce rear yard setback from the minimum required 40 feet to 29 feet for an addition to the principal and to reduce corner side yard setback from the minimum required 15 feet to 0 feet (existing) and to reduce rear yard setback from the required 5 feet to 1 foot (existing accessory) for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.18 of an acre, located on the southwest corner of 117th Street and Central Park Avenue in Worth Township. **RECOMMENDATION: That variation application be granted.**
- 258582 DOCKET #7400 - MR. & MRS. MICHIO MATSHMURA, Owners, Application: Variation to reduce front yard setback from the minimum required 40 feet to 33 feet (existing) for an addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.6 of an acre, located on the west side of Brookdale Lane, approximately 170 feet north of Brookdale Court in Palatine Township. **RECOMMENDATION: That variation application be granted.**
- 258583 DOCKET #7401 - BOB & SANDRA NIELSON, Owners, Application: Variation to reduce front yard setback from the minimum required 30 feet to 25 feet (existing principal) and to reduce right interior side yard setback from the minimum required 10 feet to 2 feet (existing accessory); for an addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.9 of an acre, located on the west side of Alta Street, approximately 147 feet north of Wellington Avenue in Leyden Township. **RECOMMENDATION: That variation application be granted.**
- 258584 DOCKET #7404 - THOMAS & GAIL MATTISON, Owners, Application: Variation to reduce right interior side yard setback from the minimum required 10 feet to 6 feet and to reduce rear yard setback from the minimum required 40 feet to 25.10 feet for an addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on the east side of Lincoln Avenue, approximately 82.84 feet north of Davis Street in Maine Township. **RECOMMENDATION: That variation application be granted.**

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:

- 258585 DOCKET #7407 - DAVID & CINDY JOHNSON, Owners, Application: Variation to reduce front yard setback from the minimum required 40 feet to 36 feet (existing); to rebuild fire damaged attached garage in the R-4 Single Family Residence District. The subject property consists of approximately 2.28 acres, located on the south side of 74th Street, approximately 460 feet east of Sunset Avenue in Lyons Township. **RECOMMENDATION: That variation application be granted.**
- 258586 DOCKET #7410 - D. MOY, Owner, Application: Variation to reduce left interior side yard setback from the minimum required 10 feet to 5 feet (existing) for a shed in the R-5 Single Family Residence District. The subject property consists of approximately 0.25 of an acre, located on the west side of Greenwood Road, approximately 94 feet north of Church Street in Maine Township. **RECOMMENDATION: That variation application be granted.**
- 258587 DOCKET #7408 - DIMITRIOS LEKKOS, Owner, Application: Variation to increase floor area ratio from the maximum allowed 0.40 feet to 0.51 feet for an addition to an existing single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on the west side of Central Avenue, approximately 320 feet south of Pleasant Street in Northfield Township. **RECOMMENDATION: That variation application be granted.**
- 258588 DOCKET #7406 - FOUNDERS BANK T/U/T #6074, Owner, Application: Variation to reduce corner side yard setback from the minimum required 30 feet to 6 feet for a storage building in the C-3 General Service District. The subject property consists of approximately 0.58 of an acre, located on the southwest corner of 135th Street and Harlem Avenue in Orland Township. **RECOMMENDATION: That variation application be granted.**

PLAT

- 258589 PLAT OF SUBDIVISION, Subject: Three Little Green Acres Subdivision, being a Subdivision of part of the West half of Section 8, Township 41 North, Range 9 East of the Third Principal Meridian, in Cook County Illinois. Located on the West side of Berner Road and 550 feet Southerly of Shoe Factory Road in unincorporated Hanover Township. The County Map Department has investigated the above mentioned Plat of Subdivision and finds that it meets with the requirements of the Highway Department, Zoning and Subdivision regulations and that this Plat is in compliance with the Cook County Subdivision Manual, passed on April 18, 1961. The Plat of Subdivision has been checked with the Hydrologic Investigators Atlas published by the U.S. Geological Survey. **Recommendation: That the plat be approved.**

NEW APPLICATIONS

- 258590 ANNA PLEWA, Owner, 12683 Archer Avenue, Lemont, Illinois 60439, Application (No. A-03-01; Z03006). Submitted by same. Seeking a MAP AMENDMENT from the R-3 Single Family Residence District to the R-4 Single Family Residence District to subdivide the property for one (1) new single family residence in Section 27 of Lemont Township. Property consists of approximately 1.09 acres located on the south side of Archer Avenue, approximately 25 feet east of Castlewood Drive in Lemont Township. Intended use: For one (1) new single family residence.
- 258591 JOHN COSTELLO & MICHAEL GRAHAM, Owners, P.O. Box 769, Grayslake, Illinois 60030, Application (No. SU-03-03; Z03059). Submitted by Gary S. Mueller, 116 North Chicago Street, Suite #500, Joliet, Illinois 60432. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Single Family Residence District for a landscape storage facility with an existing single family residence to be used for living and office purposes on property to be served by private septic and well in Section 32 of Rich Township. Property consists of approximately 42.5 acres, located on the east side of Steger Road, approximately 495 feet east of Ridgeland Avenue in Rich Township. Intended use: To be used as a landscape storage facility.

NEW APPLICATION CONTINUED:

- 258592 PATRICK J. HAMILL, Owner, 5555 West 175th Street, Tinley Park, Illinois 60477, Application (No. SU-03-02; Z03036). Submitted by same. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Single Family Residence for the construction of an equipment storage barn building for equipment, feed and for the housing of existing horses on property (if granted under companion V-03-35) for interior side yard reduction and fence height in Section 33 of Bremen Township. Property consists of 3.08 acres located on the west side of 175th Street approximately 936 feet east of Central Avenue in Bremen Township. Intended use: Construction of a barn for equipment storage and horses.

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS CONTINUED:

- 258593 DOCKET #7412 - M. LEWYTSKYJ, Owner, Application: Variation to reduce left interior side yard setback from the minimum required 15 feet to 12.91 feet (existing) and to reduce right interior side yard setback from the minimum required 15 feet to 8.25 feet (existing) for an addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.60 of an acre, located on the east side of Thorntree Lane, approximately 200 feet north of Brairwood Lane in Palatine Township. **RECOMMENDATION: That variation application be granted.**
- 258594 DOCKET #7414 - I. GRZYMKOWSKI, Owner, Application: Variation to reduce left interior side yard setback from the minimum required 10 feet to 3 feet; to reduce front yard setback from the minimum required 25 feet (@20%) to 20 feet; to increase floor area ratio from the maximum allowed 0.40 feet to 0.68 feet for a single family residence and to reduce rear yard setback from the minimum required 5 feet to 3 feet for an accessory detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.13 of an acre, located on the southwest corner of 48th Street and Luna Avenue in Stickney Township. **RECOMMENDATION: That variation application be granted.**
- 258595 DOCKET #7415 - I. GRZYMKOWSKI, Owner, Application: Variation to reduce both interior side yard setbacks from the minimum required 10 feet to 3 feet; to reduce front yard setback from the minimum required 25 feet (@20%) to 20 feet; to increase floor area ratio from maximum allowed 0.40 feet to 0.68 feet for a single family residence and to reduce rear yard setback from the minimum required 5 feet to 3 feet for an accessory detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the west side of Luna Avenue approximately 47 feet south of 48th Street in Stickney Township. **RECOMMENDATION: That variation application be granted.**
- 258596 DOCKET #7416 - I. GRZYMKOWSKI, Owner, Application: Variation to reduce left interior side yard setback from the minimum required 10 feet to 3 feet; to reduce front yard setback from the minimum required 25 feet (@20%) to 20 feet; to increase floor area ratio from the maximum allowed 0.40 feet to 0.68 feet for a single family residence and to reduce rear yard setback from the minimum required 5 feet to 3 feet for an accessory detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the west side Luna Avenue approximately 72 feet south of 48th Street in Stickney Township. **RECOMMENDATION: That variation application be granted.**

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS CONTINUED:

- 258597 DOCKET #7417 - I. GRZYMKOWSKI, Owner, Application: Variation to reduce left interior side yard setback from the minimum required 10 feet to 3 feet; to reduce front yard setback from the minimum required 25 feet (@20%) to 20 feet; to increase floor area ratio from the maximum allowed 0.40 feet to 0.68 feet for a single family residence and to reduce rear yard setback from the minimum required 5 feet to 3 feet for an accessory detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the west side Luna Avenue approximately 97 feet south of 48th Street in Stickney Township.
RECOMMENDATION: That variation application be granted.
- 258598 DOCKET #7418 - I. GRZYMKOWSKI, Owner, Application: Variation to reduce both left interior side yard setbacks from the minimum required 10 feet to 3 feet; to reduce front yard setback from the minimum required 25 feet (@20%) to 20 feet; to increase floor area ratio from the maximum allowed 0.40 feet to 0.68 feet for a single family residence and to reduce rear yard setback from the minimum required 5 feet to 3 feet for an accessory detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the west side Luna Avenue approximately 122 feet south of 48th Street in Stickney Township.
RECOMMENDATION: That variation application be granted.

* The next regularly scheduled meeting is presently set for Tuesday, April 15, 2003..